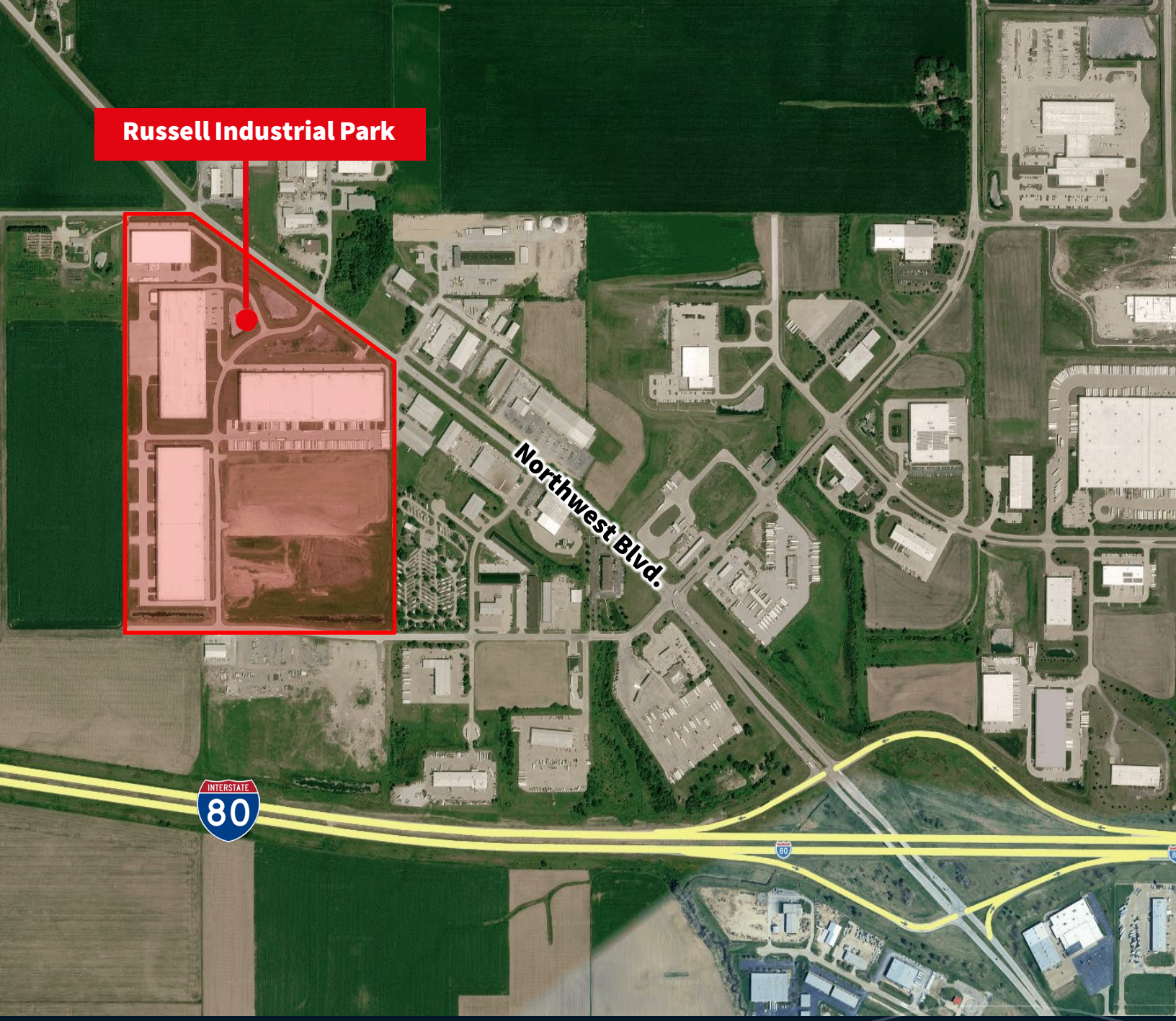


JLL SEE A BRIGHTER WAY

Russell Industrial Park

For lease or build-to-suit

8730 Northwest Boulevard
Davenport, IA 52806

jll.com/des-moines

JLL SEE A BRIGHTER WAY

Property details

Park size	+/- 95 Acres
Space available	75,000 - 350,000 SF
Zoning	I-1
Access	Interstate 80 < 1 miles Interstate 280 < 2 miles Interstate 74 < 6 miles
Regional proximity	Iowa City | 50 miles Chicago | 150 miles Des Moines | 155 miles

80

+/- 1 miles to I-80

280

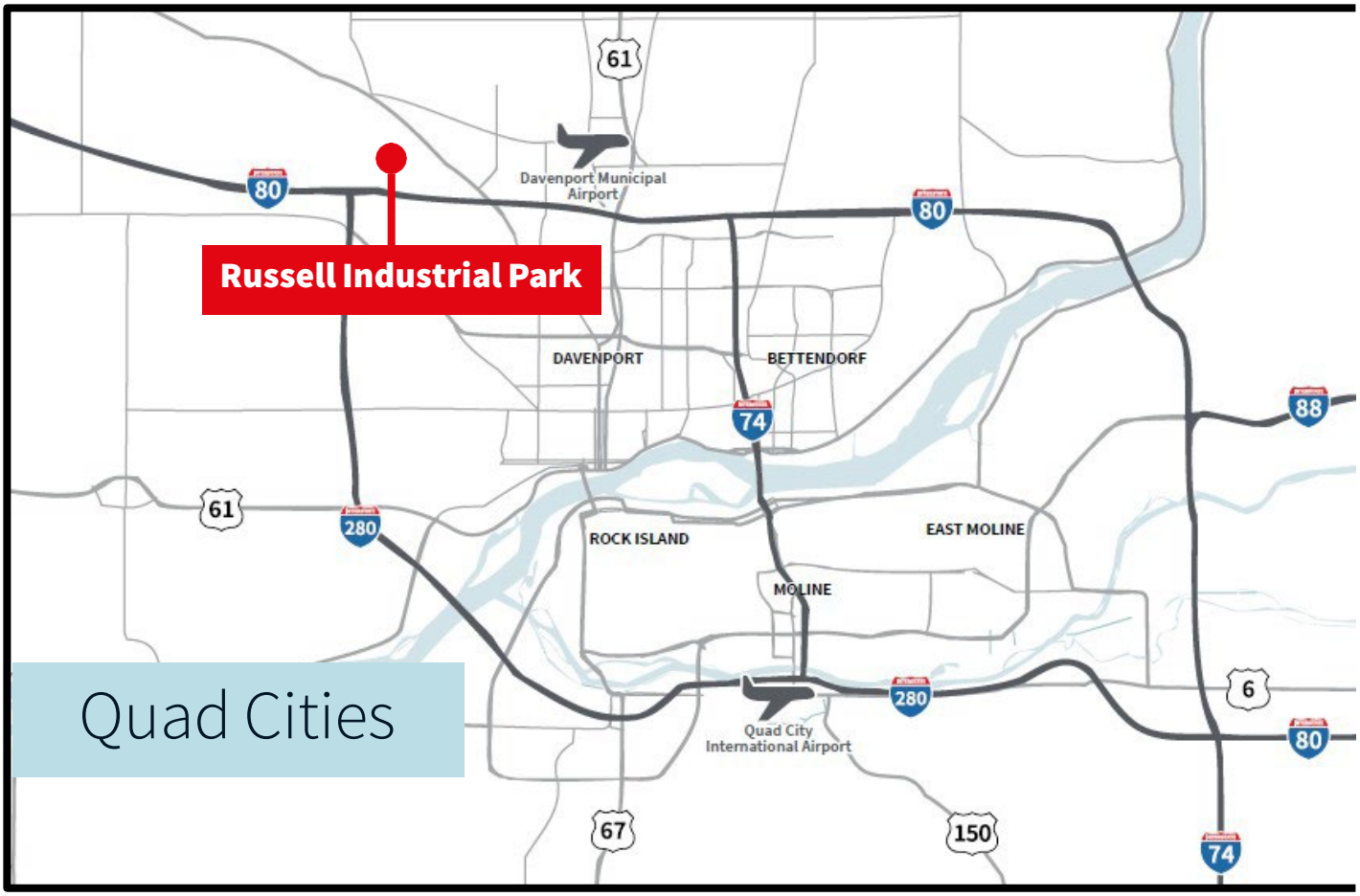
+/- 2 miles to I-280

+/- .4.6 miles to Davenport Municipal Airport

+/- 16.7 miles to Quad City Int'l. Airport

+/- 3.2 miles to UPS facility

+/- 15 miles barge terminal facilities



JLL SEE A BRIGHTER WAY

General building features

Below are typical building features included in a facility within this park. Additional options are available based on tenant requests.

Standard features:

- Concrete floor slabs
- Insulated precast wall panels
- Structural steel frame
- 50’ X 54’ column spacing and 54x60 speed bay at the docks
- Standard dock equipment/overhead doors
- Base Number of Docks - 16
- 32’ - 40’ clear heights
- Early suppression fast response (ESFR) sprinkler system
- Temperature controlled
- LED lighting
- Fiber optic service (located throughout park)
- Front car parking/rear truck trailer parking
- 60 mil TPO membrane roof
- Automatic dock levelers
- Clerestory windows

Additional options:

- Increased bay spacing
- Expandable end walls for future expansion
- Skylights
- Additional dock positions
- Additional trailer parking spots
- Solar panels
- HVLS industrial ceiling fans
- Air conditioning
- Concrete floor thickness customization to tenant requirements





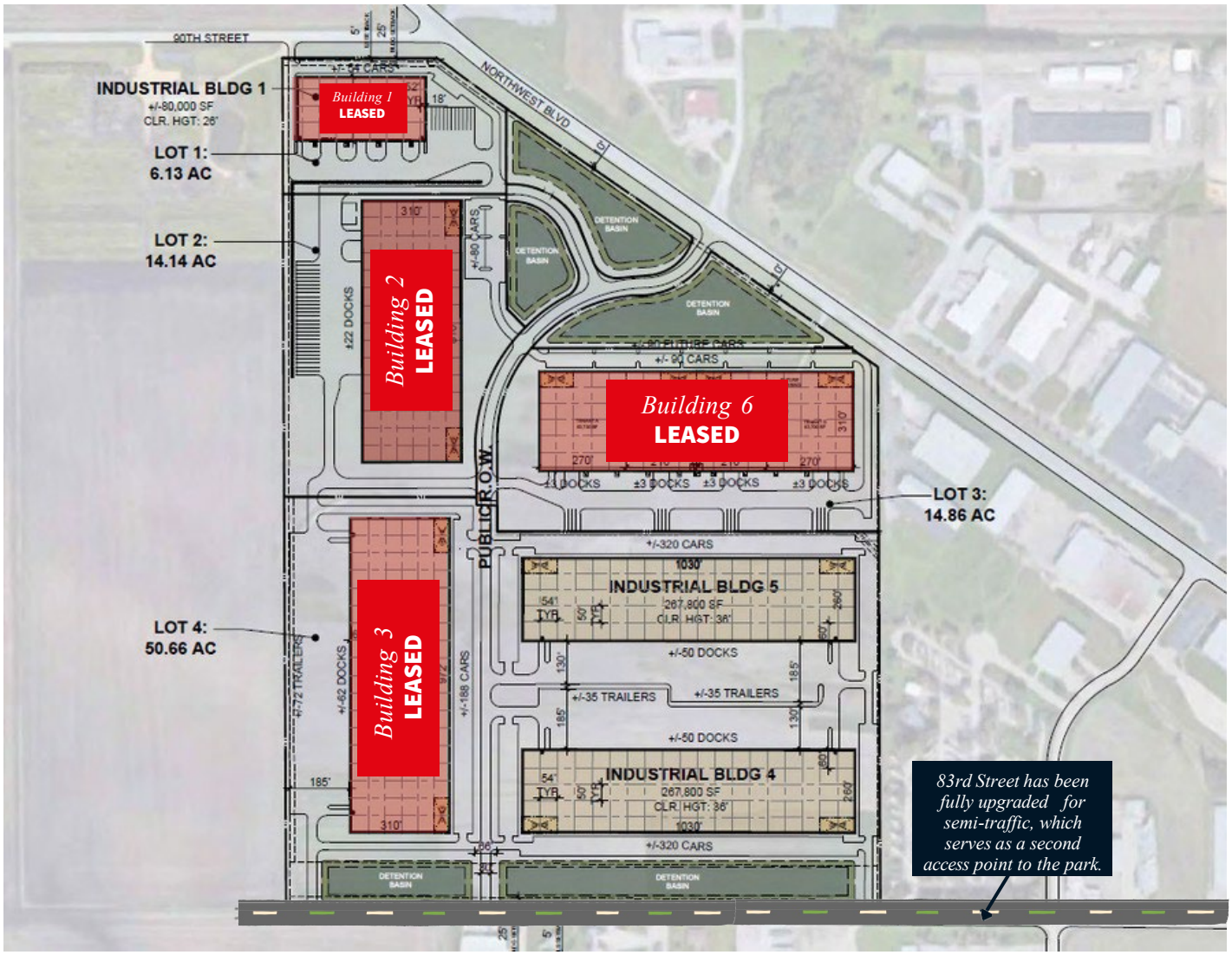


Building 5 gravel pad, under construction



JLL SEE A BRIGHTER WAY

Site plan



Site area	95.44 AC
Gross	4,157,346 SF
Detention @ 11%	443,581 SF
Net	79.35 AC
	3,456,597 SF

Building area

Building 1	80,000 SF
Building 2	251,100 SF
Building 3	301,320 SF
Building 4	264,160 SF
Building 5	264,160 SF
Building 6	301,320 SF
Total footprint	1,469,340 SF

Coverage

Gross: 35% Net 43%

Building 1 | LEASED

Building size 80,000 SF

Building 2 | LEASED

Building size 251,100 SF

Building 3 | LEASED

Building size 301,320 SF

Building 4 & 5 | Last 2 remaining

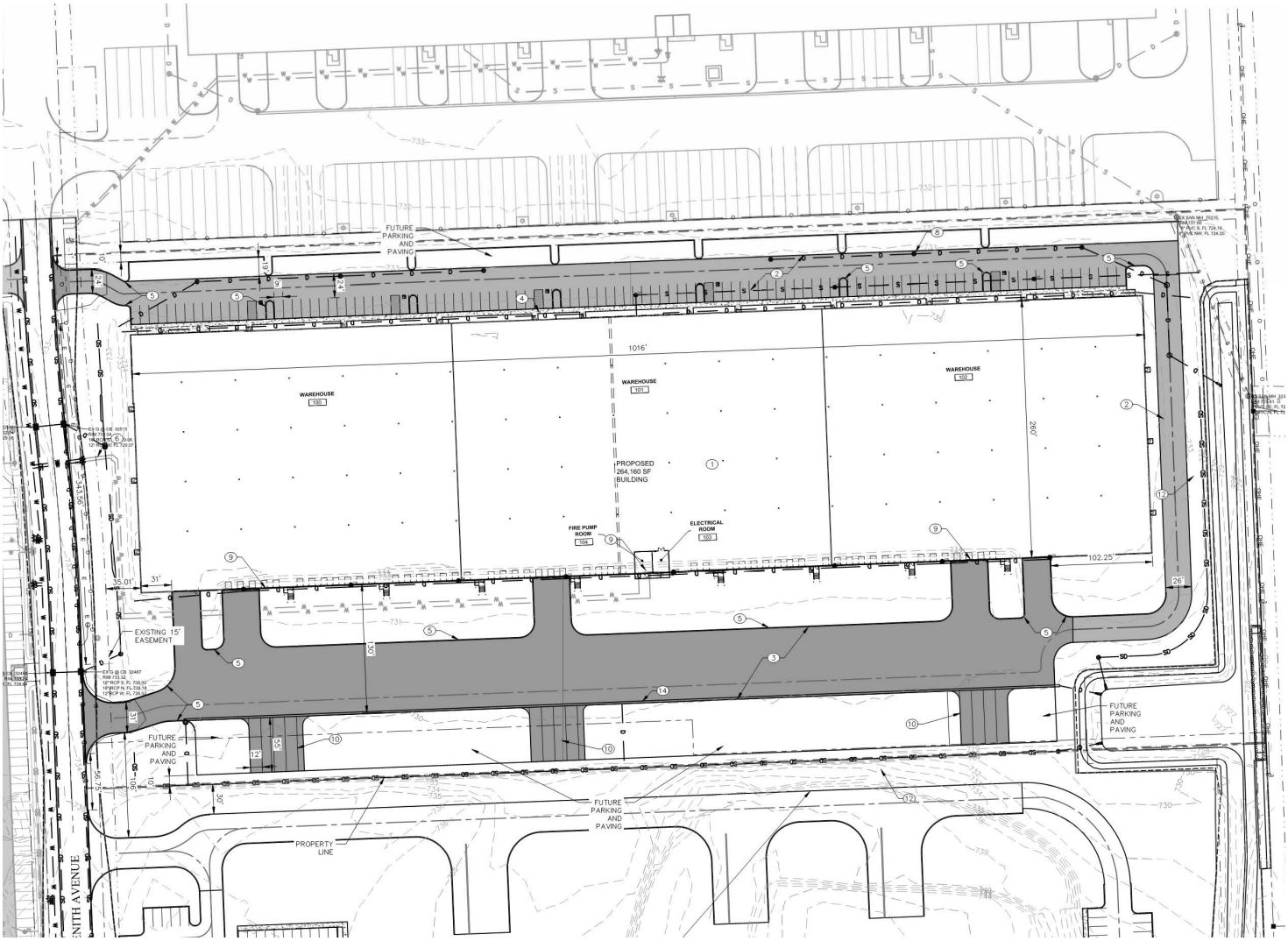
Building size	264,160 SF
Dimensions	1,016'x260'
Dock high doors	58
Grade-level doors	2
Auto parking	320
Trailer stalls	Up to 75
Clear height	36'
Column spacing	50x54
Speed bay	60'

Building 6 | LEASED

Building size 301,320 SF

JLL SEE A BRIGHTER WAY

Site plan (Building 5)



Building 5

Building size	264,160 SF
Dimensions	1,016'x260'
Dock high doors	58
Grade-level doors	2
Auto parking	320
Trailer stalls	Up to 75
Clear height	70'
Column spacing	50x54
Speed bay	60'

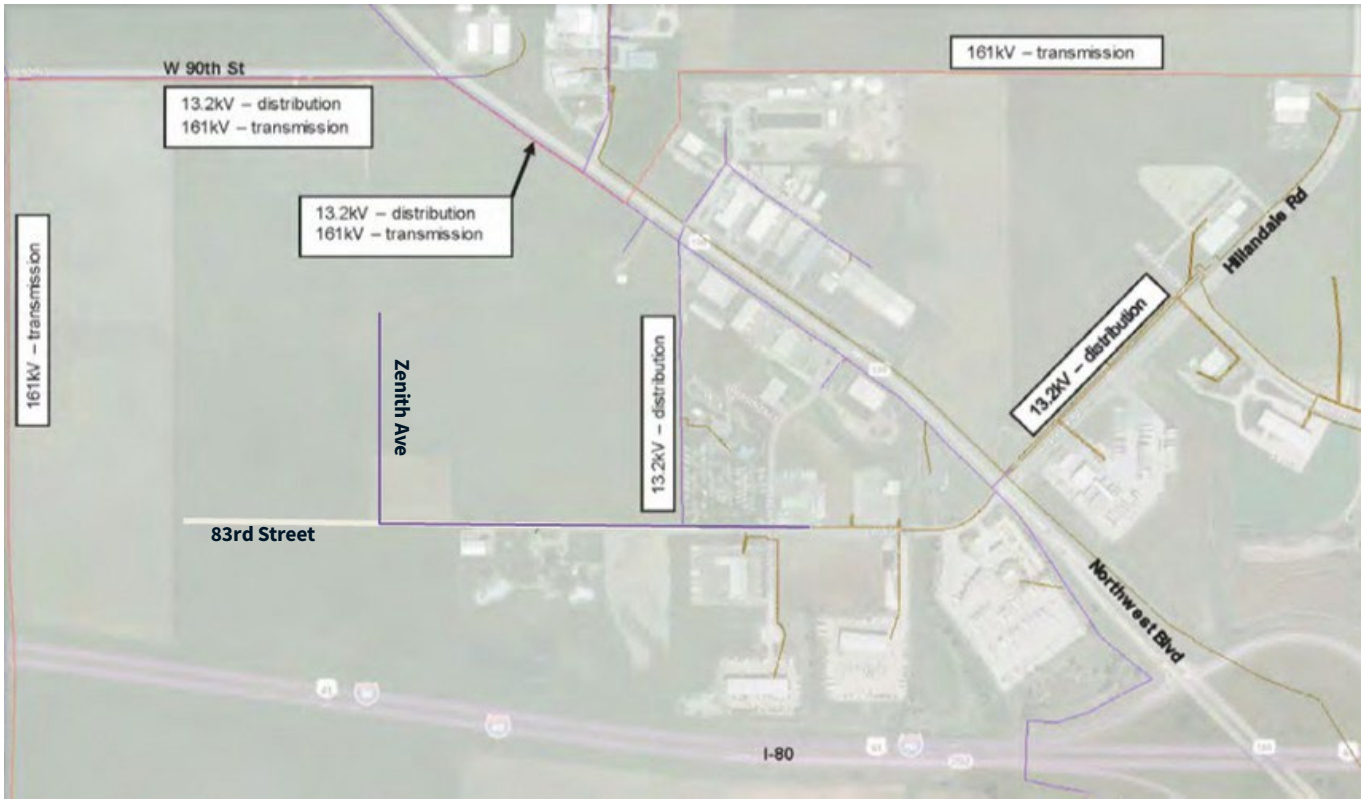
JLL SEE A BRIGHTER WAY

Water layout



JLL SEE A BRIGHTER WAY

Electrical layout



Natual gas layout



JLL SEE A BRIGHTER WAY

Economic incentives

The City of Davenport offers a variety of assistance programs and economic incentives to help grow local businesses as well as recruit new investment to the City, including:

Economic Development Loans
The City of Davenport may be able to provide low-to-no interest loans for businesses that are creating new jobs in the Davenport area.

High Quality Jobs Program
This program is offered by the State of Iowa and provides qualifying businesses tax benefits and direct financial assistance to off-set some of the costs incurred to locate, expand or modernize an Iowa facility.

Bi-State Revolving Loan Fund
This fund makes be low market-rate loans to fill permanent financing gaps and leverage private financial investment for businesses that create new jobs. The BSRLF is based upon job creation with a maximum of $7,500 per job created.

Urban Revitalization Tax Exemption
This incentive is used in targeted areas of the City by providing a tax exemption on the increase in property taxes resulting from improvements to a property. The City o f Davenport's tax exemption breakdown includes:

Year	% of Taxes Exempt
1	80%
2	70%
3	60%
4	50%
5	40%
6	40%
7	30%
8	30%
9	20%
10	20%

Aerial



AREA AMENITIES

- Diesel/truck stops & fueling stations
- Cat scale(s)
- Easy access to Interstate 80
- High visibility from interstate
- Semi-truck acceleration lanes
- Convenient food options
- Site located near other industrial users
- Urban Revitalization Tax Exemption Zone - North 1
- Truck wash locations

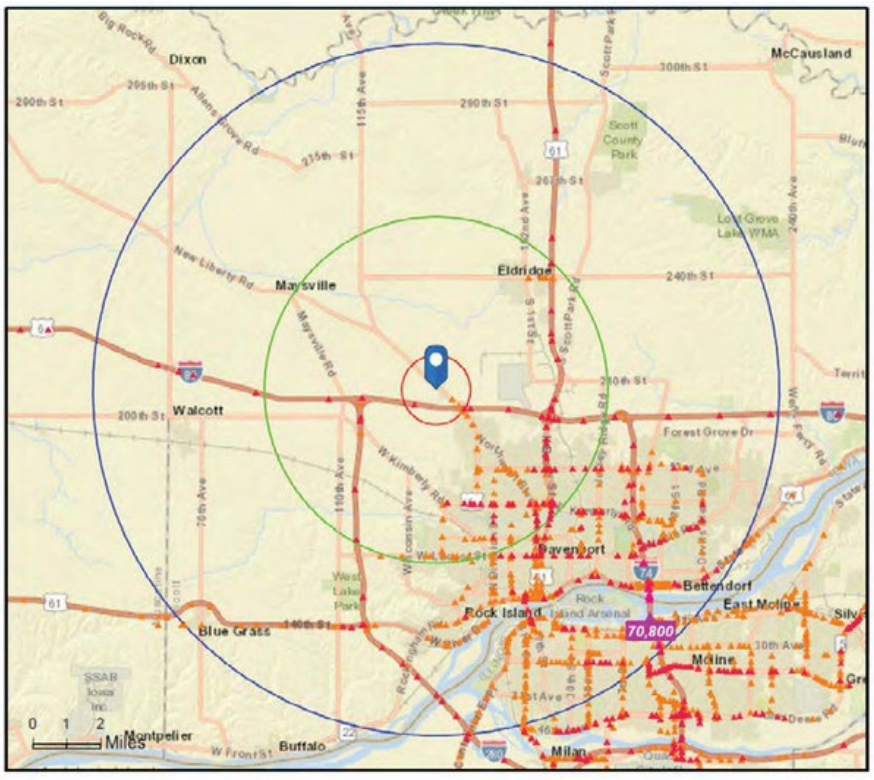
JLL SEE A BRIGHTER WAY

Area demographics

	3 mile	5 miles	10 miles
Total population	12,809	49,691	200,896
Median age	37.4	39.5	39.1
Total households	5,020	20,910	84,401
Average HH income	$92,254	$91,964	$94,605
Total daytime population	13,022	54,027	210,556

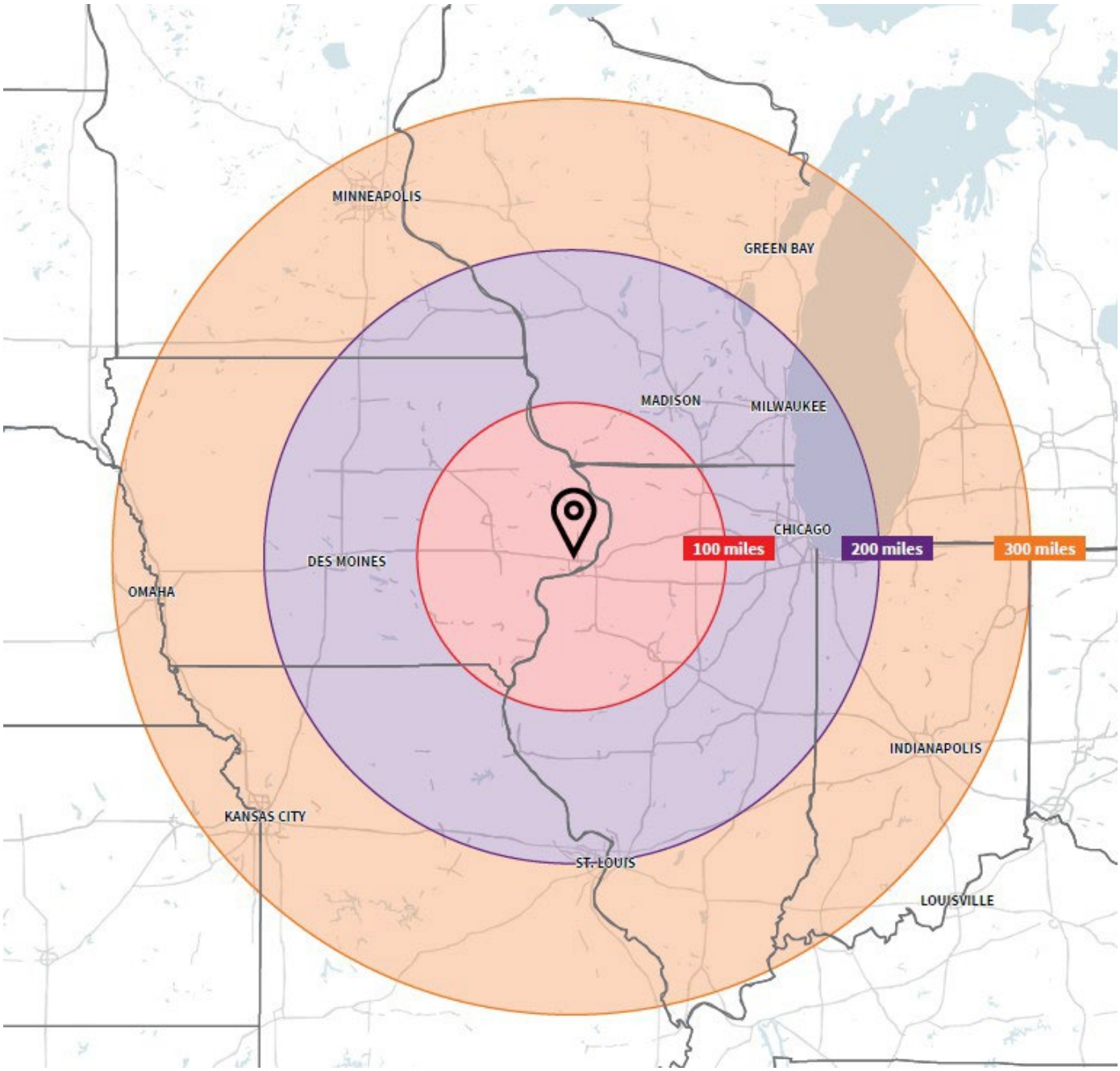
Traffic counts

I-80	45,500 VPD
Northwest Blvd.	17,500 VPD
I-280	23,500 VPD
HWY 61	38,300 VPD
HWY 74	42,400 VPD



JLL SEE A BRIGHTER WAY

Regional location



Drive times to nearby cities

Des Moines Iowa	Chicago Illinois	St. Louis Missouri	Indianapolis Indiana	Minneapolis Minnesota	Kansas City Missouri
2.5 hours	2.5 hours	4 hours	4 hours	5.5 hours	6 hours

JLL SEE A BRIGHTER WAY

Public transportation

Local bus stop

The City of Davenport's Citibus/Transit system has a bus stop located on Hillendale Road - less than a 1/2 mile from the proposed site. Upon development, the City of Davenport plans to extend the bus route to connect to the site. This bus stop provides access to downtown Davenport.

Eastern Iowa industrial area stops

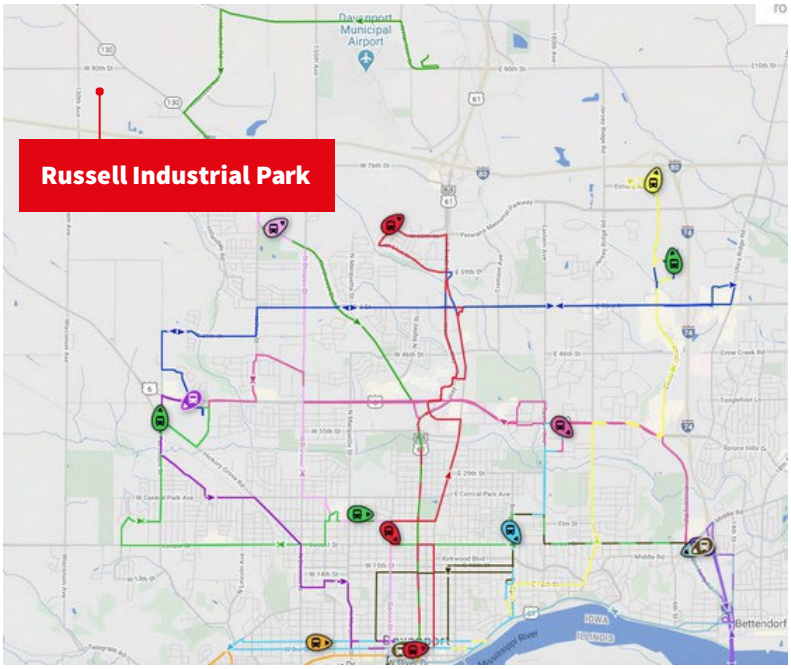
Monday through Friday

1. District Station
2. Modern Woodmen Park
3. Davenport GTC
4. Davenport City Hall
5. North Park Mall
6. Farm And Fleet
7. Davenport Municipal Airport
8. Kraft/Heinz
9. Sterilite
10. Apac

	DISTRICT STATION ROCK ISLAND (1)	DAVENPORT GTC (2)	MAIN ST HUB (3)	KRAFT-HEINZ (4)	STERILITE (5)	APAC (6)	DAVENPORT GTC (2)
AM	6:05	6:13	6:25	6:42	6:49	6:57	7:11
		7:13	7:25	7:42	7:49	7:57	8:11
		8:13	8:25	8:42	8:49	8:57	9:11
		9:13	9:25	9:42	9:49	9:57	

	DAVENPORT GTC (2)	APAC (6)	STERILITE (5)	KRAFT-HEINZ (4)	MAIN ST HUB (3)	DAVENPORT GTC (2)
PM	3:24	2:40	2:48	2:55	3:12	3:22
	4:24	3:40	3:48	3:55	4:12	4:22
	5:24	4:40	4:48	4:55	5:12	5:22
	6:24	5:40	5:48	5:55	6:12	6:22

	DAVENPORT GTC (2)	MAIN ST HUB (3)	STERILITE (5)	APAC ARRIVAL (6)	APAC DEPARTURE (6)	STERILITE (5)	MAIN ST HUB (3)	DAVENPORT GTC (2)	DISTRICT STATION ROCK ISLAND (1)
LAST TRIP									
PM	6:24	6:36	6:49	6:57	7:05	7:13	7:32	7:42	7:50

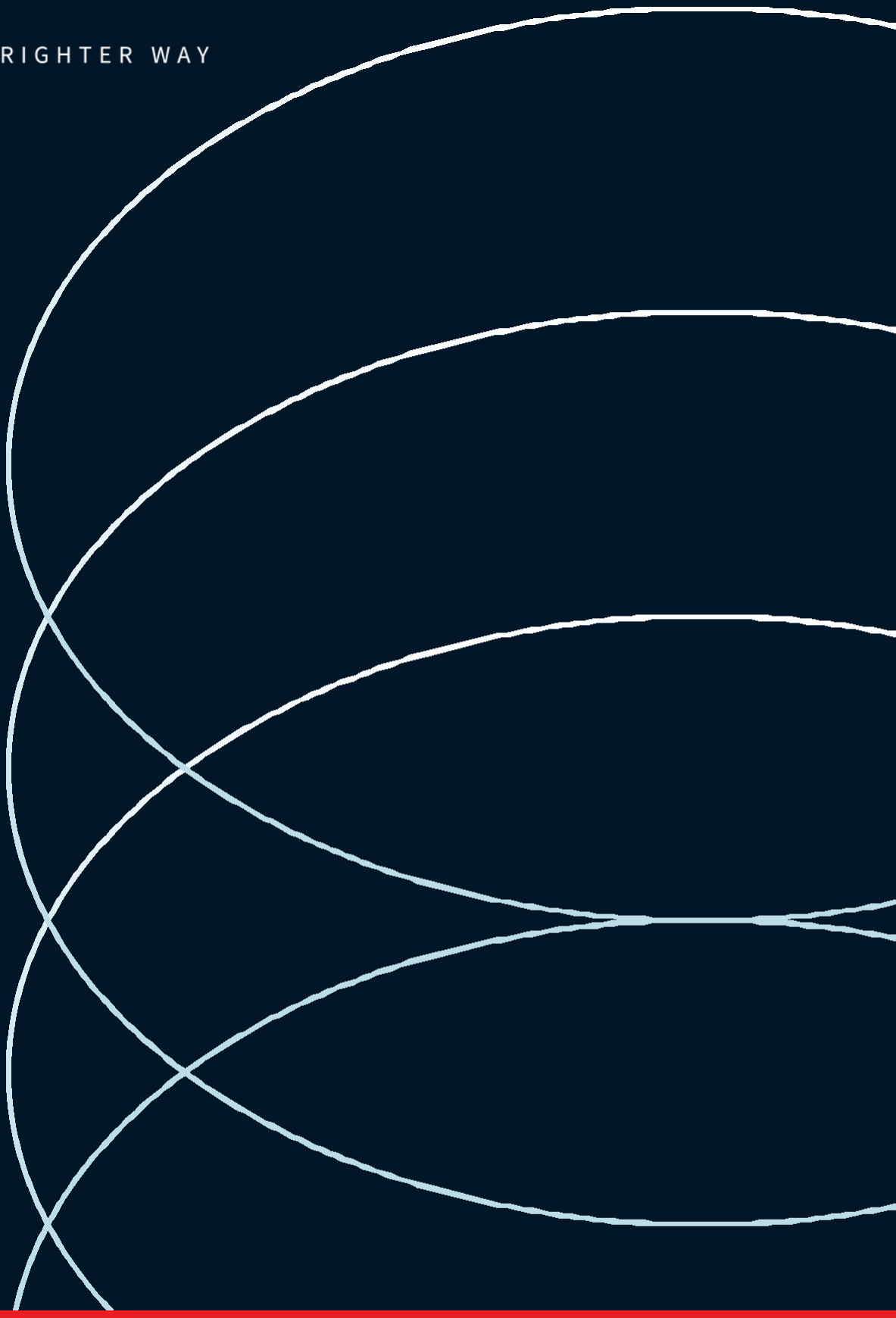


Route is operated by Riverbend Transit

DAVENPORT CITIBUS



JLL SEE A BRIGHTER WAY



Michael Minard, CCIM
+1 563 508 4649
michael.minard@jll.com

Jack High
+1 319 899 9992
jack.high@jll.com

jll.com/des-moines

Jones Lang LaSalle Americas, Inc.